City of Barrie
Meeting Agenda
Affordability Committee

Wednesday, March 25, 2026
06:00 PM
Council Chambers

1. CALL TO ORDER

2. PUBLIC MEETING(S)

Public Meetings are held in-person at City Hall, in the Council Chambers, and virtually. If you wish to provide oral comments virtually, please register in advance by emailing cityclerks@barrie.ca or calling 705-739-4220 Ext. 5500 during regular office hours before **Wednesday, March 25, 2026, at 12:00 p.m.** Once registered, information will be provided by email on how to make your submission by electronic participation.

All information provided is being collected pursuant to Section 34(12) of the Planning Act and will be used for the purpose of garnering your input to respond to inquiries, to be notified of future meetings and will be considered as public information. Should you have questions regarding this collection, please contact the Legislative Services Branch at cityclerks@barrie.ca or calling 705-739-4220 Ext. 5500.

2.1 Application for an Official Plan and Amendment to Zoning By-law – 501 to 525 Tiffin Street (Ward 6) (File: D30-013-2025)

The purpose of the Public Meeting is to review application submitted by The Jones Consulting Group Ltd., on behalf of Global Telecom Inc., for an Official Plan Amendment and Amendment to the Zoning By-law to permit the development of three (3) industrial buildings on lands described as Part Lots J, K, L on Plan 845 (Innisfil), being Part 1, on Plan 51R-7366, and known municipally as 501-525 Tiffin Street.

The site is approximately 7.23 hectares in size and located on the south side of Tiffin Street, east of the intersection with Dunlop Street West. The site is currently vacant and has approximately 207 metres of frontage along Tiffin Street.

The proposed Official Plan Amendment seeks to redesignate the lands from ‘Natural Heritage System’ to ‘Employment Area – Industrial’ and the proposed Zoning By-law Amendment seeks to rezone the lands from ‘Environmental Protection Area’ (EP) to ‘General Industrial’ (GI) to facilitate the development of three (3), single storey

industrial buildings, one (1) being a multitenant building with seven (7) units, with a total combined GFA of 6,704 square metres and associated parking.

Presentation by representative(s) of The Jones Consulting Group

2.2 Application for Draft Plan of Subdivision, Official Plan Amendment, and Amendment to Zoning By-law - 49 Miller Drive (Ward 5) (File: D30-012-2025)

The purpose of the Public Meeting is to review an application submitted by Flagship Developments, on behalf of St. Joseph Developments Inc., for a Draft Plan of Subdivision, Official Plan Amendment and Amendment to the Zoning By-law to permit a total of 611 residential units including single detached, townhouse, and apartment units in addition to a park, stormwater management, public roads and environmental protection lands.

The subject lands are described as: Part West Half Lot 24, Concession 7 (Vespra), being Part 1 on Plan 51R-18485, together with RO953357, City of Barrie, and are known municipally as: 49 Miller Drive. The vacant site is approximately 18.16 hectares in size and is located on east side of Miller Drive, north of Dunlop Street West.

Official Plan Amendment
The proposed Official Plan Amendment seeks to alter the designation on parts of the subject site from Greenspace, Natural Heritage System and Employment Area – Non-Industrial to Neighbourhood Area, and from Employment Area – Non-Industrial to Natural Heritage System.

Zoning By-law Amendment
The proposed Zoning By-law Amendment seeks to rezone the property from Residential Hold (RH), Open Space – H (OS)(H-106), General Commercial – H (C4)(H-106) and Environmental Protection (EP) to Residential Single Detached Dwelling Fourth Density with Special Provisions (R4)(SP-XX), Residential Multiple Dwelling Second Density with Special Provisions (RM2)(SPXX) and Environmental Protection (EP). Special Provisions are proposed to reduce minimum lot areas, frontage, side and rear yards, landscape open space and to increase lot coverage and gross floor area in addition to permitting tandem parking.

The following special provisions are being requested:

Residential Single Detached Dwelling Fourth Density (R4) Zone Standard	**Required by By-law 2009-141**	**Proposed**
Lot Area (min.)	335 m^2	**294.8m^2**
Lot Coverage (max.)	45%	**45.2%**

Residential Multiple Dwelling Second Density (RM2) Zone Standard	**Required by By-law 2009-141**	**Proposed for Street Townhouse Units**	**Proposed for Back-to-Back Townhouse Units**
Lot Area (min.)	200 m^2	145.8m^2	105m^2
Lot Frontage (min.)	6.0m	5.4m	7.0m
Side Yards (min.)	1.8m	1.2m	1.2m
Rear Yard (min.)	7.0m	7.0m	0.0m
Side Yard Abutting a Street (min.)	3.0m	1.2m	1.2m
Landscape Open Space (min.)	35%	35.19%	17.14%
Lot Coverage (max.)	45%	53.29%	62.86%
Gross Floor Area (max.)	60%	147.53%	171.43%
Required Parking: Residential Bldg. containing more than 3 dwelling units	1.5 spaces per dwelling unit. Tandem Parking not permitted	1.5 spaces per dwelling unit. Tandem parking permitted	1.5 spaces per dwelling unit. **Tandem parking permitted**

Plan of Subdivision

The Plan of Subdivision application seeks to create 462 residential parcels, including twenty-three (23) single detached lots, two hundred and thirty (230) street townhouse lots, two hundred and eight (208) back-to-back townhouse lots, and one (1) medium-density block where a 150-unit plan of condominium development is proposed. Additional lands are set out for public roads, pedestrian connections, a park, stormwater management block, and a combined open space and natural heritage block.

Presentation by representative(s) of Flagship Developments.

2.3 Application for an Amendment to the Zoning By-law – 205 Jean Street (Ward 8) (File: D30-010-2025)

The purpose of the Public Meeting is to review an application submitted by Darick Battaglia for an Amendment to the Zoning By-law to permit six (6) residential lots developed with single detached dwellings on a private laneway on lands described as: Part Lot 12, East Side of Colborne Street, on Plan 321, being Part 7 on Plan 51R-35533, City of Barrie, and known municipally as 205 Jean Street.

The site is approximately 0.42 hectares in size and located on the south side of Jean Street, east of Cox Mill Road.

The proposed Zoning By-law amendment seeks to rezone the subject lands from Residential Single Detached Dwelling First Density (R1) to Residential Single Detached Dwelling Second Density with Special Provisions (R2)(SP-XXX).

The following special provisions are being requested:

Residential Single Detached Dwelling Second Density (R2) Zone Standard	**Required by By-law 2009-141**	**Proposed Zoning Standard**
Minimum Lot Area	500 m^2	277 m^2
Minimum Lot Frontage	15 m	10.5 m
Minimum Side Yard	1.2 m	0.6 m (west side)

Presentation by Darick Battaglia, owner/applicant.

2.4 Application for an Amendment to the Zoning By-law - 201 & 348 Georgian Drive; 1, 5 & 31 Quarry Ridge Road; 15 Gallie Court; 135 & 145 Dunsmore Lane; and 366 & 384 Penetanguishene Road (Mayoral Order MDIR-002-26)

The purpose of the Public Meeting is to review an Amendment to the Zoning By-law to support Royal Victoria Regional Health Centre's redevelopment and future expansion legally described as:

- 201 Georgian Drive: VESPRA CON 1 WPR PT LOT 5 RP 51R12324 PT PARTS 1 AND 2
- 1 Quarry Ridge Road: PLAN 51M689 PT BLK 351 RP 51R40612 PARTS 1 3 TO 10
- 5 Quarry Ridge Road: PLAN 51M689 PT BLK 351 RP 5143292 PART 2
- 31 Quarry Ridge Road: PLAN 51M689 PT BLK 351
- 15 Gallie Court: PLAN 51M689 PT BLK 351 RP 51R40612 PART 2
- 135 Dunsmore Lane: PLAN M689 BLK 14
- 145 Dunsmore Lane: PLAN M689 BLK 13
- 348 Georgian Drive and 366 Penetanguishene Road: BLOCK 27, PLAN 51M737; T/W EASE OVER PT 6 51R30753 AS IN RO304088, S/T EASEMENT AS IN SC91917; BARRIE, PIN # 583610655 and PT LT 6 CON 1(VESPRA) PT 5 51R30753; T/W EASE PT 6 51R30753 AS IN RO304088; BARRIE, PIN #583610627, now in the City of Barrie by operation of the Barrie

Oro-Medonte-Springwater Boundary Adjustment Act, 2025, S.O. 2025, c. 28; and

- 384 Penetanguishene Road: PT LT 6 CON 1 VESPRA PTS 1 & 2 51R15184 EXECT PT1 51R16470; S/T RO304088 (PARTIALLY RELEASED BY SC1192842) & LT483461; now in the City of Barrie, pursuant to the Barrie-Oro-Medonte-Springwater Boundary Adjustment Act, 2025, S.O. 2025, c. 28

The proposed Zoning By-law Amendment was introduced by Mayor Nuttall pursuant to Bill 3, the Strong Mayors, Building Homes Act, 2022, in accordance with subsection 284.3(b) of the Municipal Act, 2001, S.O. 2001, c. 25, as amended. The Zoning By-law Amendment proposes to amend the City of Barrie Comprehensive Zoning By law 2009-141 to rezone the subject lands from:

i. ‘Major Institutional’ (I-M) and ‘Major Institutional with Special Provisions’ (I-M)(SP-505) to ‘Major Institutional with Special Provisions’ (I-M)(SP-XXX); and,
ii. ‘Business Park’ (BP), and ‘Business Park with Special Provisions’ (BP)(SP-420), to ‘Business Park with Special Provisions’ (BP)(SP-XXX).

The Zoning By-law Amendment also proposes to amend the former Township of Springwater Comprehensive Zoning By-law 5000 to rezone the subject lands from:

i. ‘Agriculture’ (A) to ‘Major Institutional with Special Provisions’ (I-M)(SP-XXX), in accordance with City of Barrie Comprehensive Zoning By-law 2009-141.

The lands are required to be rezoned prior to lands being redeveloped to support the hospital's redevelopment and expansion of uses through subsequent Site Plan Control applications. The site specific zoning provisions are being contemplated as part of the subject Zoning By-law Amendment to permit the following additional uses: Health Services Facility, Research and Development Facility, Training and Rehabilitation Centre, Hospice, Medical and Family Support Accommodation, Parking Lot, Office, Office (Medical), Accessory Employee Use and Accessory Retail Use. The parking minimum has been removed for the ‘Major Institutional Zone with Special Provisions’ (I-M)(SP-XXX) and reduced to 1 space per 50 square metres gross floor area in the ‘Business Park Zone with Special Provisions’ (SP)(SP-XXX). The proposed standards are as follows:

Major Institutional (I-M)(SP-XXX) Lot and Yard Standards

		Major Institutional (I-M) (SP-XXX)
Lot Standards	**Lot Area (Minimum)**	-

	Lot Coverage (Minimum)	-
	Lot Frontage (Minimum)	-
	Landscaped Open Space (Minimum)	20%
Yard Standards	**Front Yard Setback**	Minimum 0.5 m (Non-Residential Uses) Minimum 3.0 m (Residential Uses) Maximum 7.0 m (All Uses)
	Exterior Side Yard Setback (Minimum)	3.0 m
	Interior Side Yard Setback (Minimum)	3.0 m
	Rear Yard Setback (Minimum)	3.0 m

Major Institutional (I-M)(SP-XXX) Building Standards

	Major Institutional (I-M) (SP-XXX)		
Building Height	**201 Georgian Drive**	**135, 145 Dunsmore Lane**	**0 Georgian Drive 366, 384 Penetanguishene Road**
	n/a	Maximum 8 Storeys (30 m)	n/a

Business Park (BP)(SP-XXX) Lot and Yard Standards

		Business Park (BP) (SP-XXX)
Lot Standards	**Lot Area (Minimum)**	-
	Lot Coverage (Minimum)	-
	Lot Frontage (Minimum)	-
	Landscaped Open Space (Minimum)	20%
Yard Standards	**Front Yard Setback**	Minimum 0.5 m (Non-Residential Uses) Minimum 3.0 m (Residential Uses) Maximum 7.0 m (All Uses)
	Exterior Side Yard Setback	3.0 m

	(Minimum)	
	Interior Side Yard Setback (Minimum)	3.0 m
	Rear Yard Setback (Minimum)	3.0 m

Business Park (BP)(SP-XXX) Building Standards

	Business Park (BP) (SP-XXX)
	1, 5, 31 Quarry Ridge Road 15 Gallie Court
Building Height	Minimum - Maximum 8 Storeys (30 m)

1. Notwithstanding the provisions set out in Section 4.0, the following General Provisions and General Standards shall apply:
    a. Angular Plane is required for all buildings higher than four storeys in height in the 'Business Park with Special Provisions' (BP)(SP-XXX) Zone and 'Major Institutional with Special Provisions' (I-M)(SP-XXX) Zone, when:
        i. They are located on a lot with a shared lot line with a residential property in which case the building height above the fourth (4th) storey, excluding any mechanical penthouse or mechanical levels, shall not exceed an angular plane of 45 degrees, as measured from an elevation of 7.5 metres
2. Notwithstanding the provisions set out in Table 4.6 of City of Barrie Comprehensive Zoning By-law 2009-141, the following Parking Standards shall apply:
    a. a minimum of one (1) parking space per 50 square metres of gross floor area (GFA), but in no case less than two (2) parking spaces, shall be provided in the 'Business Park with Special Provisions' (BP)(SP-XXX) Zone
    b. minimum parking ratios shall not apply in the 'Major Institutional with Special Provisions' (I-M)(SP-XXX) Zone.

The proposed uses shall be defined as follows:

a. Health Services Facility
    i. Shall mean establishments primarily engaged in providing medical, surgical or other services to individuals, including the offices of physicians, dentists, and other health practitioners, medical and dental laboratories, addiction treatment, mental health treatment, out-patient care facilities, physical therapy, blood banks and oxygen and miscellaneous types of medical supplies and services. This would

include a hospital.

b. Hospice

i. Shall mean a building or structure where care is provided for the sick or terminally ill.

c. Medical and Family Support Accommodation

i. A facility providing temporary accommodation and supportive services for individuals or families who require short-term lodging due to a relative's hospitalization or medical treatment. The use is intended for stays of limited duration and may include shared or private sleeping rooms and common areas.

3. OPEN DELEGATIONS

Nil.

4. PRESENTATIONS BY STAFF/ OFFICERS/AGENTS OF THE CORPORATION

Nil.

5. CONSENT AGENDA

6. DEFERRED/REFERRED ITEMS

Nil.

7. REPORTS OF ADVISORY COMMITTEES

Nil.

8. REPORTS TO COMMITTEE

Nil.

9. ITEMS FOR DISCUSSION

Nil.

10. ADJOURNMENT

HEARING DEVICES AND AMERICAN LANGUAGE (ASL) INTERPRETERS:
Assistive listening devices for the Council Chamber and American Sign Language (ASL) Interpreters are available upon request to the staff in the Legislative Services Branch. Please contact the Legislative Services Branch at 705-739 4220 Ext. 5500 or cityclerks@barrie.ca to ensure availability.